

**MINUTES OF THE WORK SESSION AND REGULAR MEETING
OF THE PLANNING & ZONING COMMISSION
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE CITY COUNCIL CHAMBERS
4000 MAIN STREET, AT 6:30 P.M., MAY 9, 2017**

WORK SESSION

PRESENT: Vice Chairman James Moseley, Commissioners Thomas Finney, Lisa Estevez, Kevin Moore, Alternates Caleb Baucom, Mark Engen, Wendy Bigony.

ABSENT: Chairman Michael Lucas, Commissioners Stephen Ritchey, Jonas Tune.

STAFF PRESENT: Planning Manager Tony Felts, Urban Design Manager Daniel Acevedo, Planner II Tara Bradley, Planner I Kameka Miller, Development Services Coordinator Susan Nix

i. Call to Order

Vice Chairman James Moseley called the Work Session to order at 6:15 p.m.

ii. Discuss items on the regular agenda

There was discussion by the Commission and staff regarding the definition of Special Use Permits and commercial development.

iii. Adjourn

Vice Chairman James Moseley adjourned the Work Session at 6:25 p.m. and stated the Commission would reconvene for the Regular Session in the City Hall Council Chambers.

REGULAR SESSION

PRESENT: Vice Chairman James Moseley, Commissioners Thomas Finney, Lisa Estevez, Kevin Moore, Alternates Caleb Baucom, Mark Engen, Wendy Bigony.

ABSENT: Chairman Michael Lucas, Commissioners Stephen Ritchey, Jonas Tune.

STAFF PRESENT: Planning Manager Tony Felts, Urban Design Manager Daniel Acevedo, Planner II Tara Bradley, Planner I Kameka Miller, Development Services Coordinator Susan Nix

A. CALL TO ORDER

**MINUTES OF THE WORK SESSION AND REGULAR MEETING
OF THE PLANNING & ZONING COMMISSION
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE CITY COUNCIL CHAMBERS
4000 MAIN STREET, AT 6:30 P.M., MAY 9, 2017**

Vice Chairman James Moseley called the Regular Meeting to order in the City Council Chambers at 6:31 p.m.

1. Update Report from Staff.

Planning Manager Tony Felts stated this is the first meeting for the three new alternate members.

He also stated the staff is continuing to move forward with selecting a consultant for the Comprehensive Plan Update.

B. CONSENT AGENDA

1. Minutes of the Planning and Zoning Commission Meeting of April 25, 2017.

Commissioner Lisa Estevez made a motion to approve the Consent Agenda. Alternate Caleb Baucom seconded the motion. The motion passed with a 7-0 vote.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Conduct a public hearing and take action on a Development Plan for All Storage, located at 1800 and 1900 Castle Drive further described as being all of Lots 4 and 5, Block A, Bubbus Addition No.1, City of Rowlett, Dallas County.

Planning Manager Tony Felts came forward and presented a Location Map and provided background on the request. He stated this is a request to approve the Development Plan and provided details on the plan. He explained this request is due the size of the building and staff recommended approval.

The applicant came forward to speak.

Coy Quine
310 S. Sherman, Suite 100
Richardson Texas 75081

Mr. Quine stated this is a storage facility that will be joined with the other facilities in the DFW area. He stated that there are currently 20 facilities in the market.

**MINUTES OF THE WORK SESSION AND REGULAR MEETING
OF THE PLANNING & ZONING COMMISSION
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE CITY COUNCIL CHAMBERS
4000 MAIN STREET, AT 6:30 P.M., MAY 9, 2017**

Vice Chairman James Moseley opened the public hearing.

No speakers came forward.

Vice Chairman James Moseley closed the public hearing.

Commissioner Kevin Moore made a motion for approval. Alternate Wendy Bigony seconded the motion. The motion passed with a 7-0 vote.

- 2. Conduct a public hearing and make a recommendation on a rezoning request from Limited Commercial/Retail (C-1) base zoning with a Special Use Permit (SUP) to Limited Commercial/Retail (C-1) to eliminate the Special Use Permit. The subject property is located at 6900 Rowlett Road further described as being 2.3066 +/- acres in the Reason Crist Survey, Abstract #225, Page 585, City of Rowlett, Dallas County, Texas.**

Planner II Tara Bradley came forward to present the case. She provided history of the property and the property description. She stated the land is vacant and there is no proposed development at this time.

Ms. Bradley stated the applicant is requesting to remove the SUP. The applicant believes removal of the permit will increase potential opportunities for commercial development. Staff reviewed the application and found it to be compliant and consistent with the Comprehensive Plan. She stated that public hearing notifications were sent; two were received in opposition and three in favor. Ms. Bradley stated that staff recommends approval.

There was discussion regarding this type of restrictive Special Use Permits (SUP) and clarification that the City does not issue them anymore.

The applicant came forward to speak.

Matthew Bandy
4500 Westway Ave.
Dallas Texas 75205

**MINUTES OF THE WORK SESSION AND REGULAR MEETING
OF THE PLANNING & ZONING COMMISSION
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE CITY COUNCIL CHAMBERS
4000 MAIN STREET, AT 6:30 P.M., MAY 9, 2017**

Mr. Bandy explained that they would like to have the SUP removed because they feel it is restrictive from marketing the property. The ownership company he represents are open to any type of commercial development.

Vice Chairman James Moseley opened the public hearing.

The following speaker came forward:

Jerry Harrison
6817 Bluebell Dr.
Rowlett 75089

Mr. Harrison explained after doing research on this request he was against it. He also recommended the zoning be amended to require a 10-foot easement from alley to wall if developed.

No additional speakers came forward.

Vice Chairman James Moseley closed the public hearing.

Commissioner Thomas Finney made a motion for approval. Alternate Mark Engen seconded the motion. The motion passed with a 7-0 vote.

- 3. Conduct a public hearing and make a recommendation on a rezoning request from C-1 Limited Commercial/Retail to PD Planned Development with MF-S base zoning. The subject property is located at 4217 Rowlett Road, further described as being an 8.20 +/- acre tract of land out of the Thomas Collins Survey, Abstract #332, City of Rowlett, Dallas County, Texas.**

Mr. Felts came forward to present the case. He provided details on the location to help orient the Commissioners to the subject property. He stated that public hearing notifications were sent and they received eleven in opposition and two in favor. Mr. Felts stated the proposed request is to rezone from C-1 to Planned Development (PD) to allow Multi-Family units. He presented the Site Plan and discussed a portion of the property being in a floodplain area. He also provided background on the property and an overview of the request. He mentioned that City Council

**MINUTES OF THE WORK SESSION AND REGULAR MEETING
OF THE PLANNING & ZONING COMMISSION
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE CITY COUNCIL CHAMBERS
4000 MAIN STREET, AT 6:30 P.M., MAY 9, 2017**

passed a resolution of support for tax credit applications relating to this property. He stated staff does recommend approval.

There were questions from Commissioners regarding the proposed alternate building materials in relation to other multi-family and single family units in the Rowlett area.

Mr. Felts stated that the proposed materials were comparable to the other multi-family units approved in the last couple of years.

Alternate Caleb Baucom asked how staff determines the percentage of multi-family use properties and if there is a target number.

Mr. Felts stated that the Rowlett 2020 Comprehensive Plan identified a lack of multi-family housing in the City of Rowlett.

There was discussion among the Commissioners and staff regarding traffic flow.

The applicant came forward to speak.

Jean Latsha
Pedcor Investments
P O Box 684162
Austin Texas 78768
Applicant

Ms. Latsha gave a presentation of the proposed development. She discussed the area amenities and the demand for workforce housing in Rowlett. She commented on the building materials.

Vice Chairman James Moseley opened the public hearing.

The following speakers came forward:

Joe Tilger
3018 David Dr.
Rowlett Texas 75088

**MINUTES OF THE WORK SESSION AND REGULAR MEETING
OF THE PLANNING & ZONING COMMISSION
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE CITY COUNCIL CHAMBERS
4000 MAIN STREET, AT 6:30 P.M., MAY 9, 2017**

Mr. Tilger is concerned with fencing around the property. He also has traffic concerns and the Kyle Road access.

Kent Manton
3105 Kyle Rd.
Rowlett Texas 75088

Mr. Manton is in favor of the project. He does have concerns of traffic to the subdivision.

Stanley Pollard
3110 Sycamore St.
Rowlett Texas 75088

Mr. Pollard spoke about more apartments being built in Rowlett and the increase of population. He is worried about the increase of traffic with no traffic lights. He does not feel this is the way to rejuvenate the neighborhoods.

Lacy Maddox
3014 David Dr.
Rowlett Texas 75088

Ms. Maddox is concerned with traffic and how that will affect the Kyle Road access. She is worried about the creek barrier because it floods frequently. She also expressed concerns about the wildlife coming to their homes when development starts.

Gloria Griffith
3014 David Dr.
Rowlett Texas 75088

Ms. Griffith is concerned with traffic issues due to expanding vehicle traffic. She also is worried for the integrity of the Rowlett community with the growing number of apartments.

Karl Crowley
3409 Seabreeze

**MINUTES OF THE WORK SESSION AND REGULAR MEETING
OF THE PLANNING & ZONING COMMISSION
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE CITY COUNCIL CHAMBERS
4000 MAIN STREET, AT 6:30 P.M., MAY 9, 2017**

Rowlett 75088

Applicant's Representative and Resident

Mr. Crowley did want to explain the Kyle Road access will be for emergency access only. Speaking as a resident he wanted to express he was in favor of the request, and gave a list of reason as to why this development is beneficial to Rowlett.

No additional speakers came forward.

Vice Chairman James Moseley closed the public hearing.

There was discussion among the Commissioners regarding the need for diversification, the current market for multi-family housing, increasing traffic, lack of fencing around the property, concerns about the Kyle Road access, aesthetics compared to surrounding properties, height requirements, and the masonry percentage.

Vice Chairman James Moseley expressed he does agree with some concerns but is very supportive of this project with some stipulations recommended to support the concerns.

Thomas Finney made a motion for approval with the following recommendations: 1) that a fence be placed on the western property line; 2) that the Kyle Road ingress/egress be limited to emergency vehicles only; and 3) that a median cut on Rowlett Road at the entrance be considered. Alternate Mark Engen seconded the motion. The motion passed with a 5-2 vote. Commissioner Lisa Estevez and Alternate Caleb Baucom voted in opposition.

- 4. Conduct a public hearing and make a recommendation on a rezoning request to amend Planned Development 040-16. The subject property is located at 6917 Miller Road, further described as being a 4.028 +/- acre tract of land out of the J. Hobbs Survey, Abstract #571, City of Rowlett, Dallas County, Texas.**

Mr. Felts presented a location map and the planned development amendment. He provided background on the case. He gave background on the case and displayed the amended site plan, as well as the Trails and Greenspace Master Plan. He stated that public hearing notifications were sent and they received zero in opposition and three in favor. Staff recommends that the Planning and Zoning Commission vote to recommend denial of this request. Mr. Felts mentioned

**MINUTES OF THE WORK SESSION AND REGULAR MEETING
OF THE PLANNING & ZONING COMMISSION
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE CITY COUNCIL CHAMBERS
4000 MAIN STREET, AT 6:30 P.M., MAY 9, 2017**

to the Commission the reason staff is recommending denial is diminished landscaping, lack of sidewalks and lack of trail connection.

The applicant came forward to speak.

Dave Holl
6909 Miller Rd
Rowlett Texas 75088

Mr. Holl discussed his plans for the development of his property. He also talked about the Kayak program and Paddle Point Park. His concern is the existing trail across the western side of his property is unsafe and he wants to ensure that he can control access to the property.

Michael Coker
3111 Canton St
Dallas Texas 75226
Applicant's Representative

Mr. Coker discussed the reason they have requested a zoning change. He also provided details on the trails and that they are consistent with the direction the city wants to go.

Vice Chairman James Moseley opened the public hearing.

The following speakers came forward:

Stanley Pollard
3110 Sycamore St.
Rowlett Texas

Mr. Pollard expressed his concern for exceptions always being requested and it seems we are not keeping to standards. He vouched for Mr. Holl being a good businessman and has a great business at Paddle Point Park.

Bart Reeder
6310 Windmill Cir.
Dallas Texas 75252

**MINUTES OF THE WORK SESSION AND REGULAR MEETING
OF THE PLANNING & ZONING COMMISSION
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE CITY COUNCIL CHAMBERS
4000 MAIN STREET, AT 6:30 P.M., MAY 9, 2017**

Mr. Reeder stated he is the developer of an adjoining property to the North. He is opposed to not having the trails connected through the development as he plans to provide the trail along his development.

No additional speakers came forward.

Vice Chairman James Moseley closed the public hearing.

There was discussion among the Commissioners regarding the trail connection that no sidewalks would be required to be provided in front of the houses, the pedestrian crossing on Miller Road, and parking.

Commissioner Thomas Finney made a motion for denial of the request. Commissioner Lisa Estevez seconded the motion. The motion passed with a 5-2 vote. Alternate Wendy Bigony and Alternate Caleb Baucom voted in opposition.

Note: Alternate Bigony made a motion at the May 23, 2017, meeting when approving the minutes, which was approved by the Planning and Zoning Commission, which clarified that she intended to vote for the motion of denial, but that she pressed the wrong vote button.

D. ADJOURNMENT

Vice Chairman James Moseley adjourned the meeting at 9:02 p.m.


Chairman


Secretary

